

# FOR SALE

## Broughton Knowe

Broughton, Biggar, ML12 6HL

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



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# Broughton Knowe

Broughton, Biggar, ML12 6HL

A magnificent country property comprising a spacious 3/4 bedroom dwelling, traditional stone outbuildings, general purpose sheds and land extending to approximately 13.79 acres in all.

Situated in the Scottish Borders, Broughton Knowe is suited to both equestrian and lifestyle buyers with commuting links to both Edinburgh and Glasgow.

- Three/Four bedroom dwelling
- Traditional steading with the benefit of planning permission
- General purpose sheds
- 5.94 acre paddock and 4.60 acres of woodland

## Selling Agents

Davidson & Robertson Tel: 0131 449 6212

Riccarton Mains

Currie

Midlothian

EH14 4AR

Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)

Web: [www.drrural.co.uk](http://www.drrural.co.uk)

## For sale as a whole or in two lots:

Lot 1: Three/Four bedroom dwelling, general purpose sheds and paddock, extending to approximately 5.94 acres.

Lot 2: Two traditional stone outbuildings and bothy ruin with full planning permission and woodland, extending to approximately 4.60 acres.



Broughton – 3 miles  
Biggar – 5 miles

West Linton – 9 miles  
Peebles – 13 miles

Edinburgh – 27 miles  
Glasgow – 43 miles.





**Southern Elevation**

#### **Situation**

Situated in the Scottish Borders, the property lies to the north of the village of Broughton. Located approximately 27 miles south west of Edinburgh and approximately 45 miles south east of Glasgow, Broughton Knowe is ideally positioned for commuters providing excellent connectivity, while benefitting from a fantastic rural setting.

The village of Broughton is approximately 3 miles south where Primary schooling is available. Secondary schooling can be found in both Biggar and Peebles. Broughton Knowe also has good accessibility to public schools in Edinburgh.

The nearby towns of Biggar and Peebles, located approximately 5 miles to the south west and 13 miles east respectively, offer an excellent range of independent shops, supermarkets, cafés, bars, restaurants, leisure facilities and professional services.

The local area offers an abundance of activities for the outdoor enthusiast, catering for a range of leisure and recreational activities including walking, climbing, cycling, fishing, shooting and horse riding. The Upper Tweeddale's provide idyllic landscapes of heather moors and rolling hills with some of the best hill walking in the Scottish Borders. Other nearby facilities include Biggar Golf Course, Five Sisters Zoo, Dawyck Botanic Gardens, Falls of Clyde and Glentress Forest.

#### **Access**

Access to Broughton Knowe is taken via a private access track which runs in a south westerly direction from the A701. Ownership of this access track is included with the property.

#### **Directions**

##### **From Edinburgh**

Continue along the A702 for approximately 19 miles then turn left onto the A721. After approximately 2 miles turn right onto the A72. Continue onto the A701 and after approximately ½ mile the private track will be on your right hand side.

##### **From Glasgow**

Take the M74 southbound until junction 13 at Abington. Leaving the motorway, follow the A702 for approximately 15 miles. Upon leaving Biggar take the first right onto the A72. Continue on the A72 for approximately 4 miles before turning right onto the A701. After approximately ½ mile the private track will be on your right-hand side.

For both, the track continues for approximately ½ mile. Where the sign for Broughton Knowe appears along the track turn right and continue to the second property.



**Northern Elevation**

## Description

Broughton Knowe is a beautiful country property set in a picturesque location, benefitting from an elevated position with 360-degree views across the surrounding countryside. In all the property extends to approximately 13.79 acres.

The property comprises a spacious and well-presented one and a half storey dwelling, traditional stone outbuildings, large general purpose sheds and lean-to, 5.94 acre paddock and 4.60 acres of mixed native broadleaf woodland.

The buildings at Broughton Knowe are believed to date back to the early 1800's and were the birthplace of George Ballantine, the founder of Ballantine's, the whisky company.

The dwelling provides attractive family accommodation whilst retaining its charming country character throughout and is in move-in condition. A number of extensions have been added, the most recent being to the northern elevation in 2006. This extension provides the stand out feature of the dwelling, housing the kitchen and dining room.

## Living Room



## Kitchen/ Dining Room



Having formerly been used as a cook school, there are an excellent range of kitchen facilities set within a large, bright, modern space, maximising the scenic and elevated situation of the extension with views of the surrounding countryside.

The range of traditional outbuildings include two stone byres lying opposite each other. The L shaped byre has been partly converted into attractive office accommodation, perfectly suited for those looking for the opportunity to work from home.

To the south of the two byres lies a former bothy in a ruinous condition.

The L shaped byre and ruinous bothy both benefit from full planning permission for conversion into a 3-bedroom dwelling and one-bedroom cottage respectively. Both have the potential to be utilised as a separate annex, Air BnB or holiday let, subject to the necessary consents.

## Lot 1: Broughton Knowe, general purpose sheds and 5.94 acre paddock

Situated in the heart of the property, the dwelling is of stone construction with a render finish and slate roof, benefitting from outstanding scenic views.

Internally the property is decorated to a high standard with many original features retained.





**Dining Room**

**Accommodation comprises:**

**Ground Floor**

**Utility Room**

Space for washing machine and tumble dryer with pulley.

**Bathroom**

White 3 piece suite with wood panelling and tiled floor.

**Living Room**

Bright dual aspect living room with wood burning stove.

**Dining Room**

Large dining room with stairs to Cinema room.

**Kitchen/Dining Room**

Bright, spacious kitchen with 4 oven electric Aga, free standing island unit, floor and wall cupboards, Belfast sink, 2 large pantry cupboards and large dining area with spectacular panoramic views.

**Bedroom 3**

Large double bedroom with fireplace.

**Shower Room**

Partially tiled shower room with WC and wash hand basin.

**Sitting Room**

Spacious dual aspect sitting room with wood burning stove and great views to the north.

**First Floor**

**Master Bedroom**

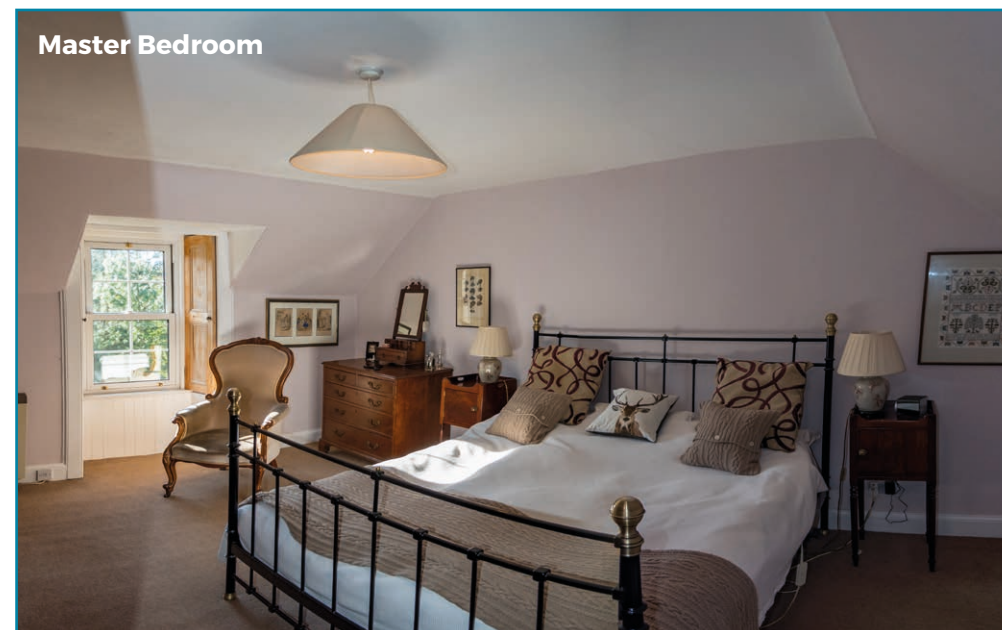
Large double bedroom with storage cupboard

**Bedroom 2**

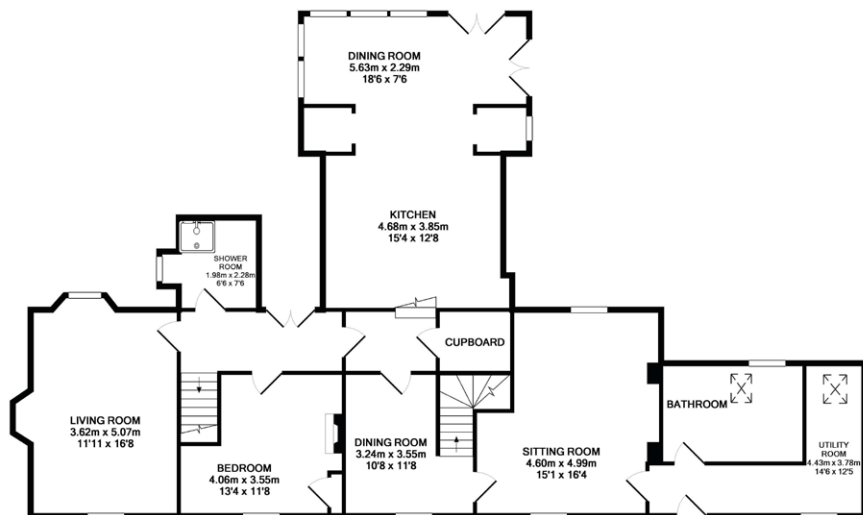
Large double bedroom.

**Cinema Room/4th bedroom**

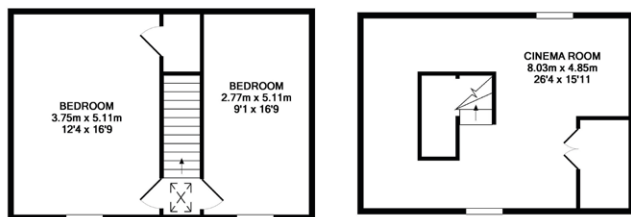
Large space currently used as cinema room.



**Master Bedroom**



GROUND FLOOR



1ST FLOOR

### Outside

The dwelling benefits from a gravel patio and generous low maintenance garden which is currently laid to lawn with some mature trees present. A large gravel driveway provides ample parking for multiple vehicles to the south and east of the dwelling.

### Services

The property benefits from mains electricity and is serviced by a private filtered water supply with drainage to a septic tank, storage heaters and double glazing throughout. Further sources of heat are provided by the electric Aga in the kitchen and wood burning stoves in the sitting room and living room. A broadband connection is available with a download speed of 10 mega-bytes per second.

### Council Tax

Broughton Knowe has been assessed as Council Tax Band G.

### Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as Band E (49).

### Sheds

To the east of the dwelling lie two sheds. One of these is a four-bay concrete framed shed with concrete floor, rendered brick walls and corrugated fibre cement roof. The other is a four-bay steel portal frame lean to with concrete floor, block sides, partial Yorkshire Boarding and corrugated fibre cement roof.

The sheds provide a large internal area suited for a range of purposes including livestock accommodation, stabling and general-purpose storage.

### Paddock

To the north of the dwelling lies a grass paddock extending to approximately 5.94 acres. Historically this has been utilised as sheep grazing but would be perfectly suited for equestrian grazing purposes.

### Lot 2: Traditional steading, bothy ruin and approximately 4.60 acres of woodland.

### Traditional Byre

Traditional L shaped stone byre beneath a slate roof. Part of the byre has been converted to provide attractive private office accommodation/wine cellar which benefits from the provision of a wood burning stove. Part of the building is in a derelict condition with no roof present. The full extent of the building benefits from full planning permission for conversion to a three-bedroom dwelling.

### Traditional Byre

Traditional stone byre of stone construction beneath a slate roof. This building is currently utilised as storage. The byre may present further conversion and development opportunities subject to obtaining the necessary consents.

### Bothy

Lying to the south of the property this ruin benefits from planning permission for conversion to a one-bedroom cottage. This could be utilised as a separate annex, Air BnB or holiday let.

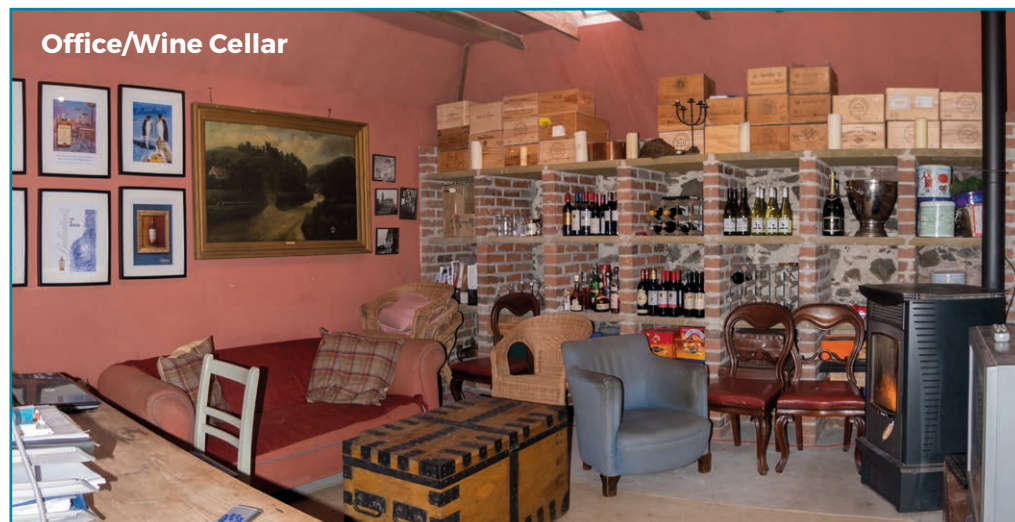




General Purpose Sheds



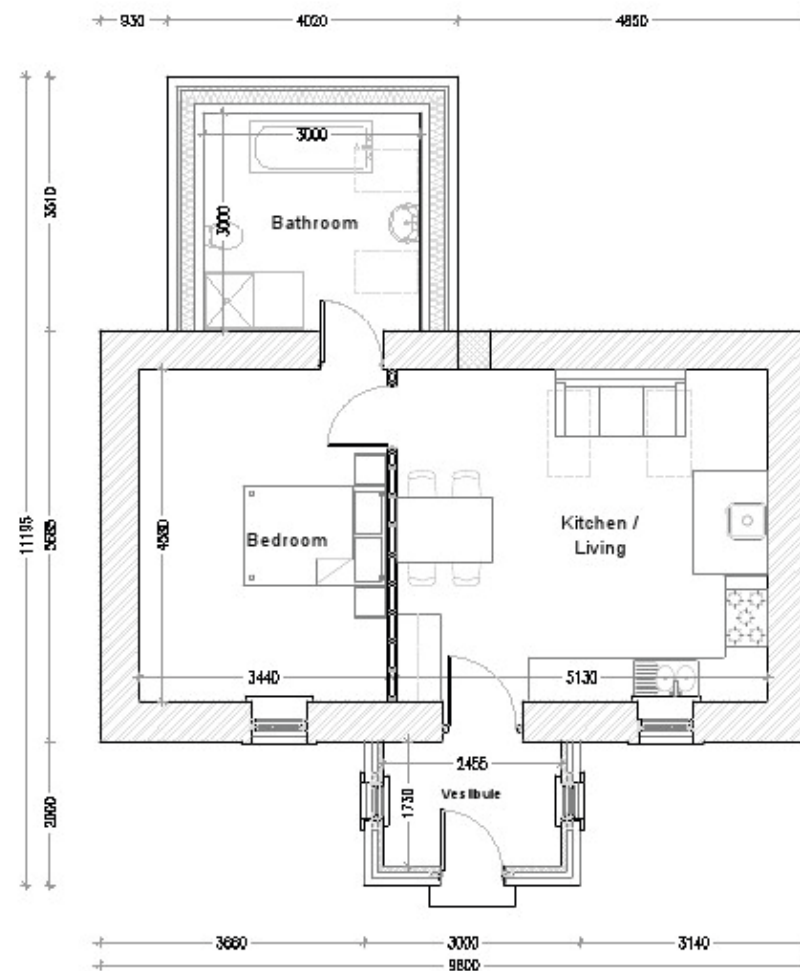
Office/Wine Cellar







## Plan - Ground Floor - Proposed

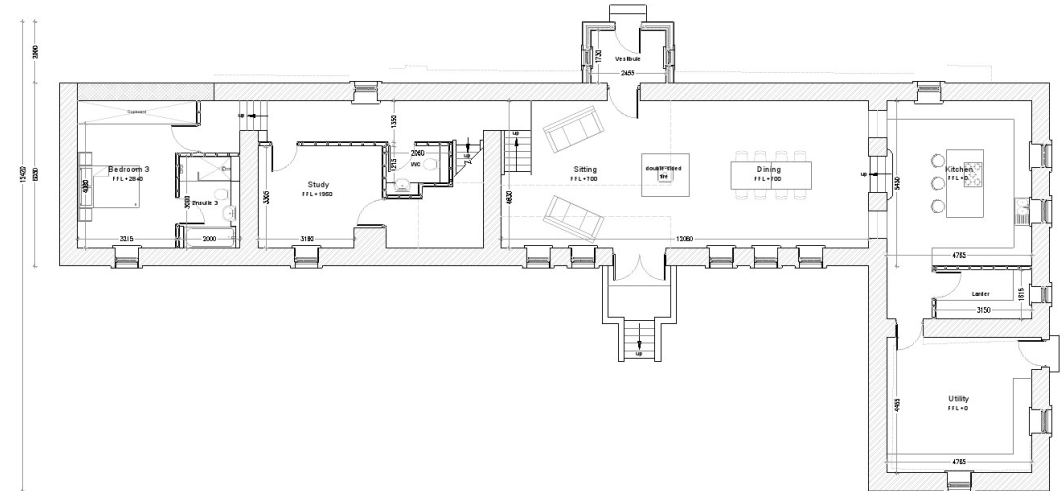




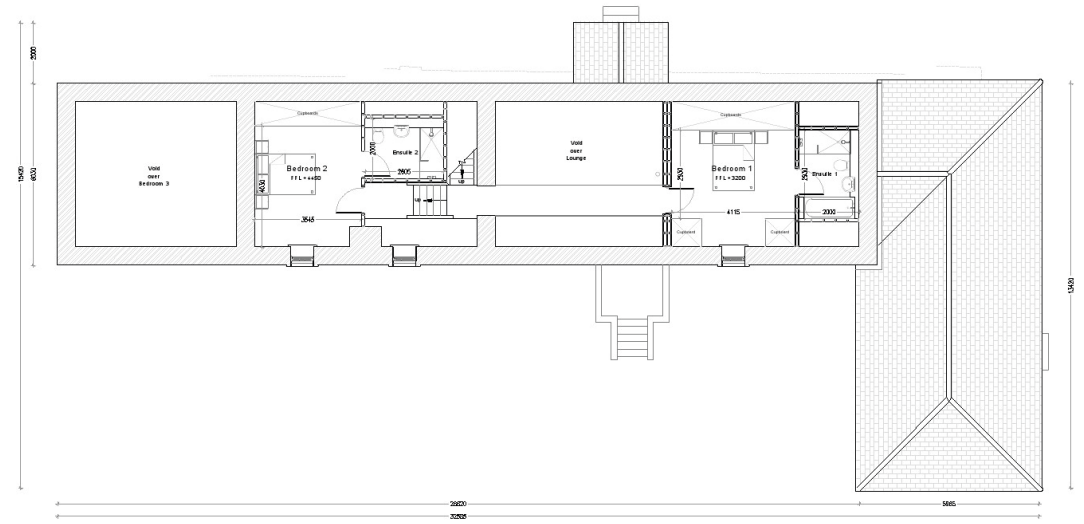
The Byre



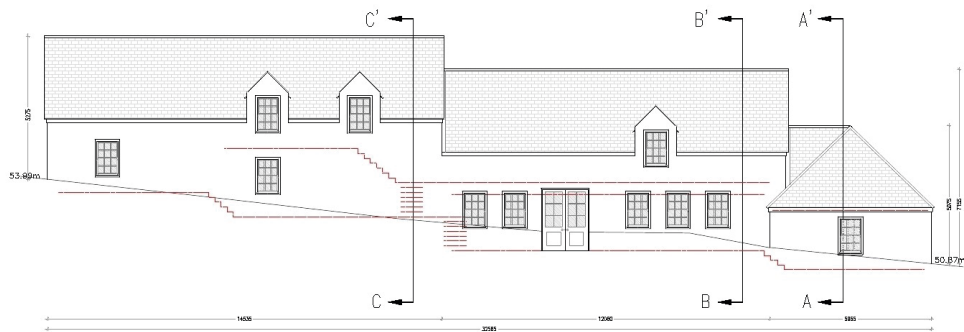
Plan - Ground Floor - Proposed



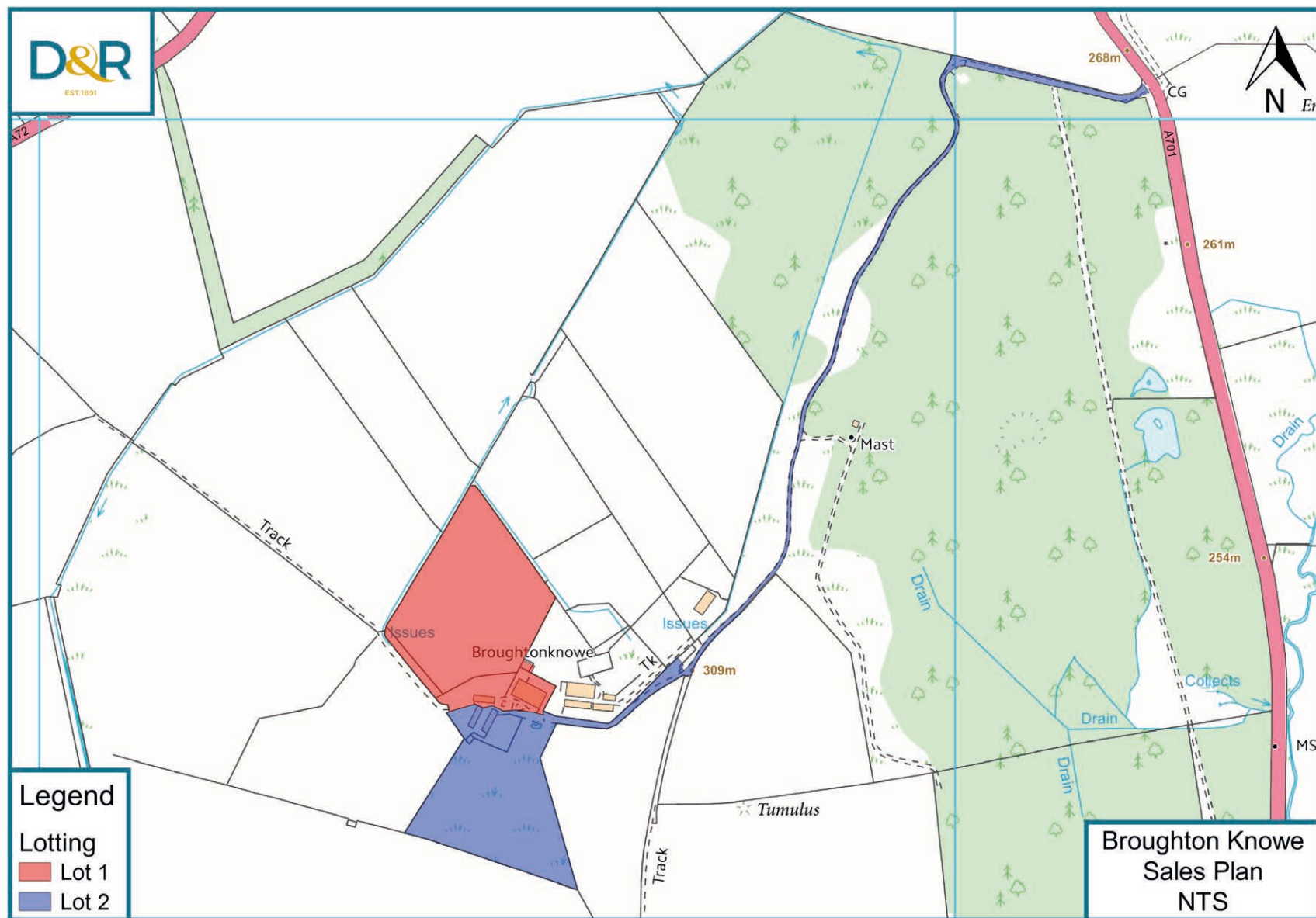
Plan - First Floor - Proposed



East Elevation - Proposed









### Woodland

The woodland plantation to the south of the property was planted in March 1993 with a range of mixed native broadleaf species. The planted area extends to approximately 4.60 acres in all.

### Basic Payment Scheme (BPS) & IACS

The property is registered for this purpose but no entitlements are available as part of the sale.

### Planning

Lot 2 benefits from full planning permission for conversion of existing stone buildings into a 3 bedroom dwelling and 1 bedroom cottage. Planning Reference: 15/01336/FUL.

The layout of the site may lend itself to future development opportunities under Policy HD2: Housing In The Countryside of the Scottish Borders Local Development Plan.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

To the extent they are included within the vendor's title.

### Solicitors

Anderson Strathern  
1 Rutland Court  
Edinburgh  
EH3 8EY

### Fixtures and Fittings

Fitted appliances, curtains, carpets and floor coverings in the dwelling are available at no extra charge subject to approval from the sellers. Further information available from the selling agents. No warranties are given for the fitted appliances.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Local Authority

Scottish Borders Council  
Newton St. Boswells  
Melrose  
TD6 0SA

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents.

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

#### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

The access track to the Property is included with the Title. This track is shared with the neighbouring proprietors who benefit from rights of access over the track. Maintenance is on a shared basis.

In the event that the property is sold in separate lots, Lot 1 will retain a right of access over the access track serving the property.





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**PARTICULARS AND MISREPRESENTATION** - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.